

ABAG
Sept/Oct 2005



Service Matters

Affordable Housing: Building Social and Economic Equity

In the May 2005 report “*Making the Bay Area a More Affordable Place to Live*,” the Non-Profit Housing Association of Northern California reasoned: “*The lack of choice in the housing market impacts everyone in the Bay Area. Young adults can no longer live in the communities where they grew up. Grandparents see their grandchildren moving to other states as parents seek more affordable places to live. Important workforce positions like teachers, firefighters, nurses and public safety personnel cannot afford to live where they work. Shelters have no more capacity to help those most in need.*”

This statement captures in personal terms an essential housing challenge that local governments have wrestled with in their efforts to meet regional housing needs. The lack of affordable housing has social and economic consequences. Bay Area businesses and employers are beginning to identify links between high housing costs, employee recruitment, productivity, and retention; and their own bottom line. Other telling symptoms of these consequences include an increase in homelessness, lack of adequate supportive housing, inadequate senior housing choices, the lack of affordable rentals, and the inability of 70% of Bay Area residents to buy a home.

Recent program initiatives launched by ABAG reflect the regional priority to provide more affordable housing. They include ABAG Finance Authority for Nonprofit Corporations’ increased conduit financing of affordable housing projects and the Lease-Purchase Homeownership Program. ABAG’s Regional Planning Committee has

focused on housing laws and streamlining and improving development review, while addressing city and county long-term concerns with the state mandated Regional Housing Needs Allocation (RHNA) process. The RPC has also placed importance on the integration of water, land use, and smart growth planning. Most recently, the ABAG Regional Task Force to End Homelessness was launched to broaden public-private partnerships to end homelessness by promoting best practices and coordinating planning efforts.

Fall GA on Affordable Housing

ABAG’s upcoming Fall General Assembly, “*Affordable Housing: Myths and Reality, A Home for All*,” is an important part of integrating and coordinating these planning efforts and initiatives. Led by ABAG President Alameda County Supervisor Scott Haggerty and the region’s elected leaders, ABAG will convene the Fall GA on **October 27 at the Oakland Marriott City Center**. Members of the public will join them to examine the economic and social challenges of providing housing opportunities for

different age, income, and special needs populations.

Speakers and expert panelists will present examples of best practices used to meet the Bay Area’s housing needs. Bruce Karatz, CEO of KB Home, is the forum’s morning keynoter. Mayor Gavin Newsom, City and County of San Francisco, will frame the issue of “Housing Affordability and the Homeless” and representatives of the Regional Homeless Task Force, headed by Berkeley Mayor Tom Bates, will feature a regional agenda to end homelessness, model programs and potential legislative remedies. Policymaker leaders including HUD Regional Director Richard Rainey and League of California Cities President Novato Councilmember Pat Eklund will spotlight the housing role of federal, state, local government, and business in an open forum. For a detailed agenda and registration information visit www.abag.ca.gov or call 510/464-7922.



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Service Matters is a publication of the Association of Bay Area Governments, the planning and services agency for the San Francisco Bay Area’s 9 counties and 101 cities.

Local Governments Reap the Benefits of Energy Conservation

The Association of Bay Area Governments' Local Government Energy Partnership (LGEP) has received initial approval from the Pacific Gas and Electric Company to continue its energy partnership through 2008. This means that not only will the current 34 enrollees continue to receive technical assistance to help them conserve energy and save money in public facilities, but that new program participants can be added.

More local governments are invited to benefit from the program's free customized technical assistance services and policy support to implement energy efficiency projects. As part of the technical assistance, LGEP directs local governments towards existing utility and state energy efficiency programs that provide rebates, incentives, and free technical services. The program also offers energy efficiency workshops on successful energy policy-making, energy use tracking, energy audits, financing, and incentives. **For more information on how your jurisdiction can participate in the program, visit the LGEP website at <http://www.abag.ca.gov/lgep> or contact Gerald Lahr at 510/464-7908.**

LGEP is funded by California energy utility rate payers under the auspices of the California Public Utilities Commission.

PROJECTIONS 2005 By Census Tract and by Zip Code

- * Population
- * Households
- * Jobs
- * Labor Force
- * Income
- * Age Cohorts
- * Land Use Data

**FORECASTS FOR THE
SAN FRANCISCO BAY AREA
TO THE YEAR 2030**

**Census Tract and Zip Code forecasts
are currently available.**

For more information and to order, please go to
<http://data.abag.ca.gov/p2005/p2005ct.htm>

Linking Land and Water

Creating a nexus between water planning and land use planning is a widely acclaimed new approach to help solve water quality, watershed and water supply problems. *But how can local planning and public works programs begin linking the two?* The Bay Area Water Forum/ABAG-CALFED Task Force encourages Bay Area communities to consider the newly minted Local Government Commission's "Ahwahnee Principles" to help fill this guidance gap. Mayors and Board presidents will receive a letter this month with an offer of a presentation on the principles. Feedback will be brought back to the BAWF/Task Force, and ABAG's Regional Planning Committee. For more information, contact Kathleen Van Velsor, ABAG Environmental Planning, at 510/464-7973.

Estuary Project Mobilizes for the Future

San Francisco Estuary habitat restoration, ecosystem, and water planning will be the focus during the **Seventh Biennial State of the San Francisco Estuary Conference** from **Tuesday, October 4 through Thursday, October 6**, at the Henry J. Kaiser Center in Oakland. This important conference provides a forum for scientists, resource managers, environmentalists, elected officials, business leaders, and members of the public to reassess the ecological health of the San Francisco Bay-Delta Estuary.

Celebrating Science and Stewardship is the theme of the three-day conference, which will track the State of the Bay and celebrate progress and citizen stewardship programs, while looking towards mobilizing support for continued restoration

efforts. Plenary sessions will focus on the connections between the watershed, the Delta, and the Bay, with habitat restoration, the San Joaquin River, and important changes in the State of the Estuary emphasized. Technical posters/displays presenting information about policy and management, socio/economic issues, and environmental education programs will also be on display. For more information and to register for the conference, visit

www.abag.ca.gov, and click on conferences and events.

The conference is sponsored by the San Francisco Estuary Project, California Bay-Delta Authority, Friends of the San Francisco Estuary, San Francisco Estuary Institute, San Francisco Bay Regional Water Quality Control Board, and many federal, state and local agencies, organizations and businesses.



Governments Give the Green Light

Green building is breaking into the mainstream, even making the pages of national publications such as The Wall Street Journal and Better Homes & Gardens. But Bay Area local governments have been blazing the trail to greener buildings for years and they continue to light the way.

Leading by example, **San Francisco** first adopted a Resource Efficient Building ordinance for its own municipal projects in 1999, and has initiated nine pilot projects. **San Jose, Oakland**, and many smaller



Residential Green Building

communities require their municipal projects to meet the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) standards and San Francisco and Oakland recently raised the bar to LEED Silver standards.

On the residential front, cities including **Pleasanton, Santa Rosa**, and **San Francisco** have been promoting green home construction by educating builders and homeowners alike. These cities and numerous others throughout California use residential green building guidelines to help define what "green building" is and how to do it. Many jurisdictions use the residential guidelines for new home construction, remodeling, and multifamily housing that were developed by **Alameda County** through a public-private partnership.

As interest has spread throughout the region, public agencies have come together to coordinate their green building programs. Under the umbrella of Build It Green, a California non-profit organization, over 35 local governments have formed the Public Agency Council (BIG PAC). (Bay Area membership in BIG PAC is identified in the sidebar) The BIG PAC meets quarterly to foster information exchange and collaboration. Tangible outcomes include an expansion of the Green Materials Database, which lists local retail outlets for green building products, and the development of a "roadmap" of low-cost and high leverage actions for cities interested in

establishing a new green building program.

The Green Building momentum that local governments have initiated is now spreading statewide. The California Integrated Waste Management Board, in coordination with other State agencies, has developed draft statewide guidelines for new residential construction, based on the Alameda County guidelines. The BIG PAC has actively participated in the development process and supports their adoption by the State. In the meantime, **Santa Rosa** and other **Sonoma County cities** are piloting a third-party inspection and verification system for Green homes that promises to serve as a regional and statewide model. For more information about the Public Agency Council and Green Building in your community, contact Build It Green at info@BuildItGreen.org, 510-845-5106 x222, or visit www.BuildItGreen.org.

ABAG and Building Green

With its whole-system approach to the design, construction and operation of buildings, and emphasis on practices that conserve resources, increase energy efficiency and improve indoor air quality, green building is a natural complement to ABAG programs that promote smart growth, infill, affordable housing, green business and sustainable communities. We applaud the many Bay Area cities and counties that have initiated green building programs. ABAG will continue to work with Build It Green, the Green Affordable Housing Coalition, and StopWaste.org to support our members' efforts to incorporate green building into their policies and projects.

The following ABAG member communities are involved with green building programs either by adopting green building standards or with BIG PAC:

City of Berkeley	City of San Jose
City of Brentwood	City of San Leandro
City of Cotati	City of San Mateo
City of Dublin	City of San Ramon
City of El Cerrito	City of Santa Rosa
City of Emeryville	City of Sebastopol
City of Livermore	City of South San Francisco
City of Los Altos	City of Sunnyvale
City of Morgan Hill	City of Union City
City of Mountain View	City/County of San Francisco
City of Novato	County of Alameda
City of Oakland	County of Contra Costa
City of Pacifica	County of San Mateo
City of Palo Alto	County of Santa Clara
City of Pleasanton	County of Marin
City of Rohnert Park	

MARK YOUR CALENDAR!

September 2005

September 8

Fire Threat Workshop 1:00 p.m.
MetroCenter, ABAG Room B

PLAN Risk Management Committee 10:00 a.m.
MetroCenter, ABAG Room B

September 15

Legislation & Governmental Organization Committee Meeting 3:30 p.m.
MetroCenter, ABAG Room 106B

Finance and Personnel Committee Meeting 5:00 p.m.
MetroCenter, ABAG Room 106B

Executive Board Meeting 7:00 p.m.
MetroCenter, Auditorium

September 22

ABAG Earthquake and Hazards Outreach Committee 10:30 a.m.
MetroCenter, ABAG Room 106B

September 23

BAPDA Meeting Form-Based Codes What's All the Buzz About 9:00 a.m.
Jack London Aquatic Center
115 Embarcadero East, Oakland

ABAG/BAAQMD/MTC Joint Policy Committee 10:00 a.m.
MetroCenter, Auditorium

September 26

ABAG-CALFED Task Force/ Bay Area Water Forum 10:30 a.m.
Elihu M. Harris State Building, 1515
Clay Street, 2nd Floor, Room 11

October 2005

October 4-6

7th Biennial State of the San Francisco Estuary Conference 8:00 a.m.
Henry J. Kaiser Center, 10-10th
Street, Oakland

October 5

Regional Planning Committee Meeting 1:00 p.m.
MetroCenter, Auditorium

October 24

ABAG POWER Annual Board Meeting 10:30 a.m.
MetroCenter, Auditorium

October 27

ABAG Fall General Assembly 8:00 a.m.
Marriott City Center, East Hall, Oakland

Save The Date
Fall General Assembly
Thursday, October 27, 2005

Oakland Marriott City Center, East Hall
www.abag.ca.gov

Notable Numbers

The Face of Homelessness

25%

Of the homeless population in the United States is comprised of children, and the average homeless person's age is 9 years old.

(National Law Center on Homelessness and Poverty)

1 in 4

Bay Area families can't afford the basics of housing, food, health and child care without aid.

(United Way of the Bay Area report)

33%

Of youth who "age out" of the foster care system (at 18 years old), annually become homeless within their first year.

(Children's Law Center)

1 in 5

Youths emancipated from the foster care system end up incarcerated within their first two years of leaving the system.

(Children's Law Center)

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